

ARCADIA DESIGN

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2134 Wisconsin Ave NW 20007

| | |
|----------------------------|----------------|
| MU-27 SQ 1300 LOT 0323 | |
| Lot Area | 2,413.0 |
| FAR 2.5 | 6,032.0 |
| Lot Occ. 62% (Cellar) | 1,496.0 |
| Penthouse 20% of roof area | 299.0 |
| TOTAL | 7,827.0 |

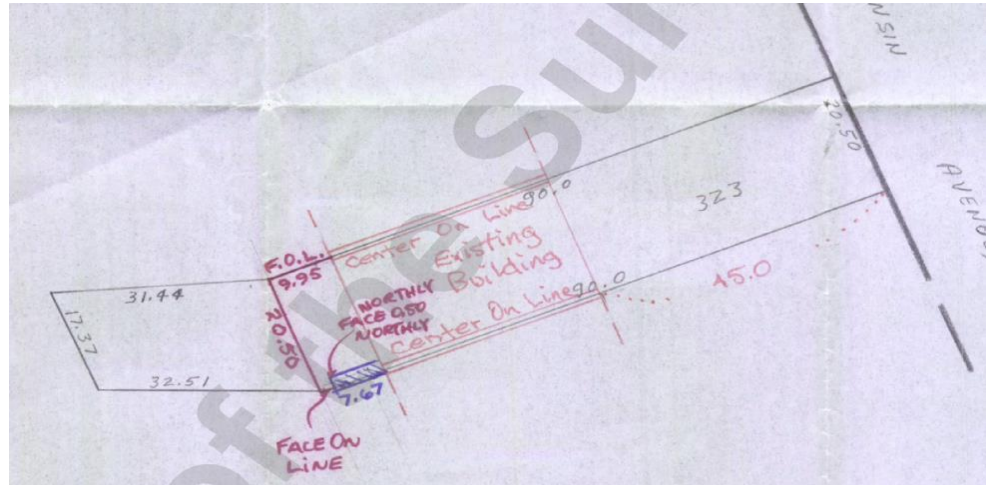
PROPOSAL

| LEVEL | SF |
|--------------|----------------|
| First Floor | 1,395.0 |
| Second Floor | 1,497.0 |
| Third Floor | 1,471.0 |
| Fourth Floor | 1,461.0 |
| Total | 5,824.0 |
| Cellar | 1,715.0 |
| Penthouse | 295.0 |
| Total | 7,834.0 |
| Common 7% | 538.0 |
| NET | 7,296.0 |

UNIT MATRIX

| UNIT | # | SF |
|--------------|---|----------------|
| C1 | 1 | 758.0 |
| C2 | 2 | 816.0 |
| 101 | 3 | 560.0 |
| 102 | 4 | 526.0 |
| 201 | 5 | 1,286.0 |
| 202 | 6 | 716.0 |
| 301 | 7 | 550.0 |
| PH1 | 8 | 1,031.0 |
| PH2 | 9 | 1,052.0 |
| Total | | 7,295.0 |

All Square Footages are calculated using the ANSI/BOMA method, and are measured to the outside face of all exterior walls and to the centerline of all interior demising walls. This calculation is NOT the "paint-to-paint" method Floor Measurement Best Practices (boma.org)



We strive to provide the most updated information based on our understanding of the current zoning code. However, DCOZ often implements new interpretations of existing rules which may alter the analysis. Further, DCOZ frequently issues new text amendments that can be in effect before the code is officially updated. For this reason we cannot guarantee any evaluation. The only way to ensure compliance is to schedule a PDRM (Preliminary Design Review Meeting) with DCOZ and obtain a Zoning Determination Letter

The information in this analysis should be deemed reliable for the purposes of understanding the potential development of the subject property. However the figures quoted are estimates and should not be assumed to be guaranteed. This analysis was prepared to indicate various optional development strategies and should further assurance be desired, direction by a zoning determination letter is advised